

#### NOTES:

1. ALL IRON PINS SET ARE CAPPED 1/2" STAMPED (LBS #3946)
2. ACCORDING TO FEMA MAP NO. 48121C04950, ZONE X, DATED 04-18-2011, THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.
3. PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS & DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
4. PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS & DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
5. P.O.S.E. - PUBLIC OPEN SPACE EASEMENT

P.R.V.'S REQUIRED:  
PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

BUILDING PERMITS:  
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

SIDEWALKS:  
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

UTILITY EASEMENTS:  
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WATER/WASTEWATER IMPACT FEES:  
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED:  
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

CONSTRUCTION PROHIBITED OVER EASEMENTS:  
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

TRANSPORTATION IMPACT FEES:  
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

#### PRIVATE MAINTENANCE:

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

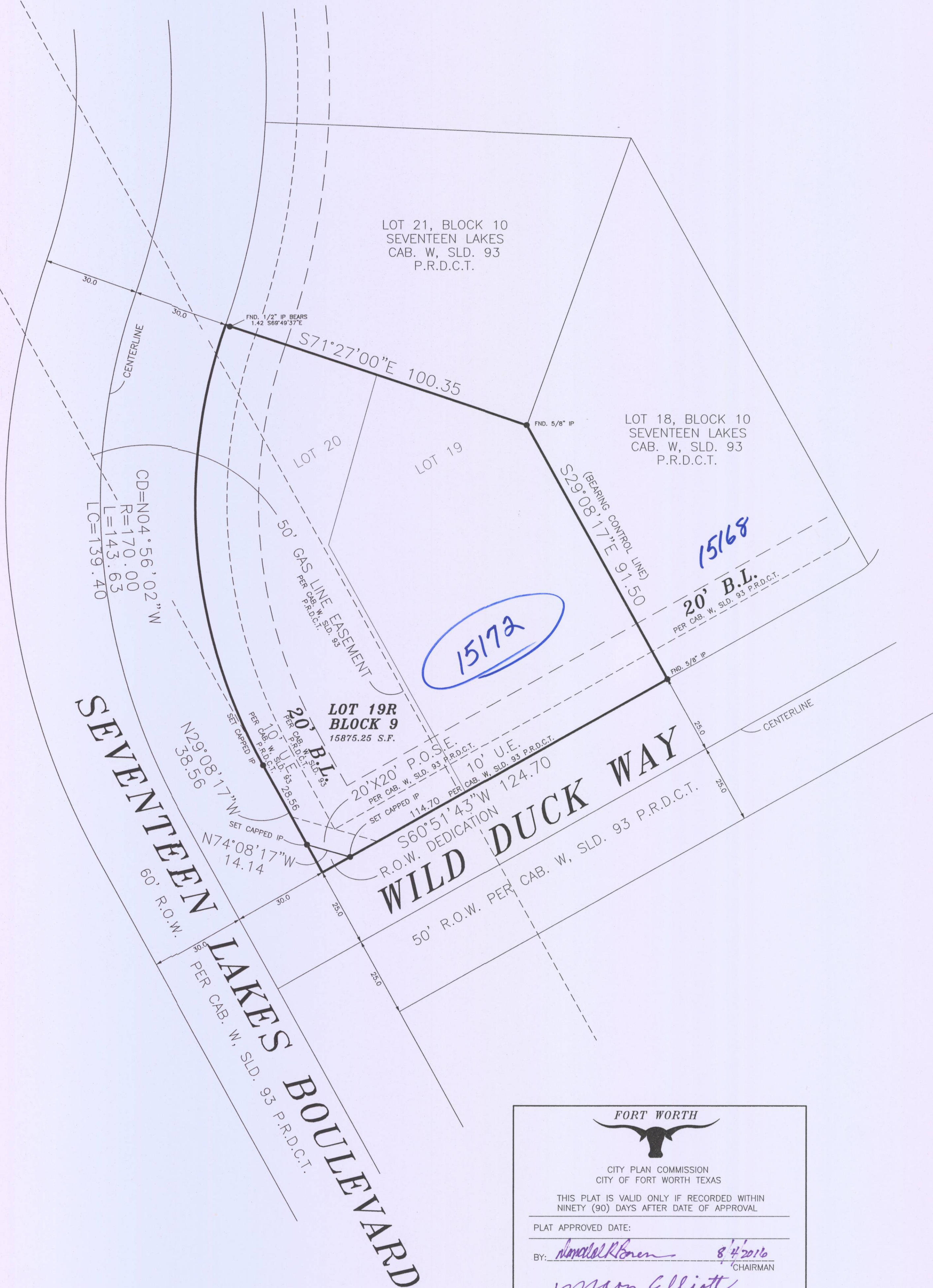
OWNERS:  
JASON DUNN  
15172 WILD DUCK WAY  
FORT WORTH, TEXAS 76126  
817.567.3603

OWNERS REP.:  
CLAFFEY POOLS  
REID SCHINDLER  
1625 BRUMLOW AVENUE  
SOUTHLAKE, TEXAS 76092  
817.486.5795

SURVEYOR:  
LOYD BRANSON SURVEYORS, INC.  
CHARLES B. HOOKS, JR. RPLS  
1028 N. SYLVANIA AVE  
FORT WORTH, TEXAS 76111  
817.834.3477  
FAX: 817.831.9818

16-106  
08-03-16

STATE REGISTRATION/LICENSE NO. 10111900



<b>FORT WORTH</b>	
CITY PLAN COMMISSION CITY OF FORT WORTH TEXAS	
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL	
PLAT APPROVED DATE:	
BY: <i>Charles B. Hooks, Jr.</i>	8/4/2016 CHAIRMAN
BY: <i>Mary Elliott</i>	SECRETARY

STATE OF TEXAS  
COUNTY OF TARRANT  
KNOW ALL MEN BY THESE PRESENTS:  
THAT WE, JASON T. AND JENNIFER L. DUNN, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:  
BEING LOTS 19 AND 20, BLOCK 10, SEVENTEEN LAKES, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET W, SLIDE 93, PLAT RECORDS, DENTON COUNTY, TEXAS

DO HEREBY ADOPT THIS PLAT AS OUR PLAN FOR REVISING THE SAME TO BE KNOWN AS LOT 19R, BLOCK 10, SEVENTEEN LAKES, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN THEREON.

EXECUTED THIS THE 3rd DAY OF August, 2016  
JASON T. DUNN

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON T. DUNN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3rd DAY OF August, 2016.  
DARLENE HOOKS  
NOTARY PUBLIC

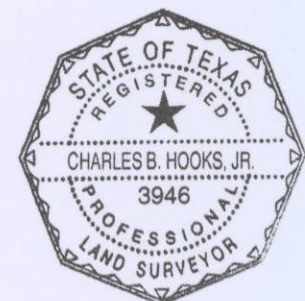
EXECUTED THIS THE 3rd DAY OF August, 2016  
JENNIFER L. DUNN

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JENNIFER L. DUNN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3rd DAY OF August, 2016.  
DARLENE HOOKS  
NOTARY PUBLIC

### FINAL PLAT OF LOT 19R, BLOCK 10 SEVENTEEN LAKES

AN ADDITION TO CITY OF FORT WORTH, DENTON COUNTY, TEXAS

BEING A REVISION OF LOTS 19 AND 20, BLOCK 10, SEVENTEEN LAKES, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET W, SLIDE 93, PLAT RECORDS, DENTON COUNTY, TEXAS.



FS16-109

THIS IS TO CERTIFY THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY OF THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE HAVE BEEN PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.  
CHARLES B. HOOKS, JR.  
DATE: 02-15-16

THIS PLAT FILED IN INSTRUMENT NO. 2016-2084 DATED 08/08/16

Filed for Record  
in the Official Records Of:  
Denton County  
On: 8/8/2016 9:32:53 AM  
In the PLAT Records  
Seventeen Lakes  
Doc Number: 2016-2084  
Number of Pages: 1  
Amount: \$0.00  
Order#: 20160808000169  
By: JR